



**Gerbera Road, Worthing, BN13 3ZF**

**Offers Over £325,000**

Built in 2022, this immaculate two-bedroom semi-detached home is beautifully presented by the original owners and still benefits from over 7 years of NHBC warranty for added peace of mind. The property features a bright open-plan living and dining room with direct access to the garden, along with a modern kitchen fitted with integrated appliances and a breakfast bar. A convenient ground floor cloakroom and useful storage add to the practicality. Upstairs are two generous bedrooms, including a principal bedroom with fitted storage, and a stylish family bathroom. Externally, the home boasts a larger-than-average private rear garden, mainly laid to lawn, and a two-car driveway.



B

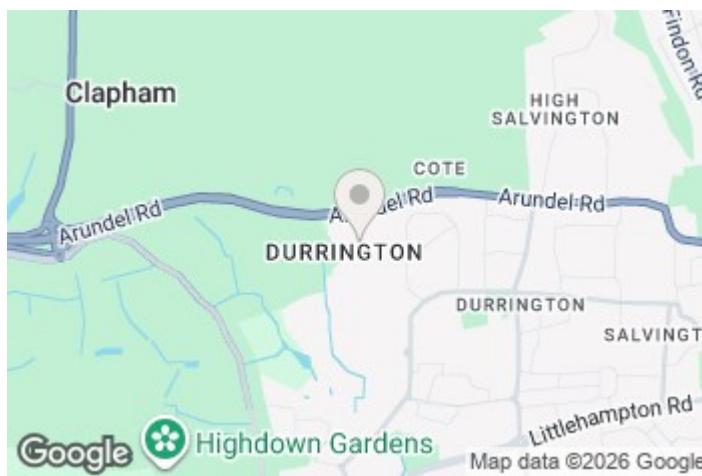
**Council Tax Band: C**

- Built 2022, immaculate condition by original owners
- Open-plan living/dining room with door to the garden
- Two spacious bedrooms, principal with built-in storage
- Easy access to Worthing seafront, parks, shops, amenities
- Stylish family bathroom plus convenient ground-floor cloakroom
- 7½ years NHBC warranty for added peace of mind
- Modern kitchen with integrated appliances and breakfast bar
- Two-car driveway and larger-than-average lawned rear garden
- Short walk to West Durrington shops, Tesco Extra, cafés
- Gas central heating and double glazing throughout for efficiency



Positioned within the popular Castle Park development, known locally as the "Flower Estate", the home offers easy access to local shops including Tesco Extra, cafés, parks, pubs, and the David Lloyd Fitness Centre with gym and pool facilities. Worthing seafront and town centre are also close by, making this an ideal coastal home.

Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Hightown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



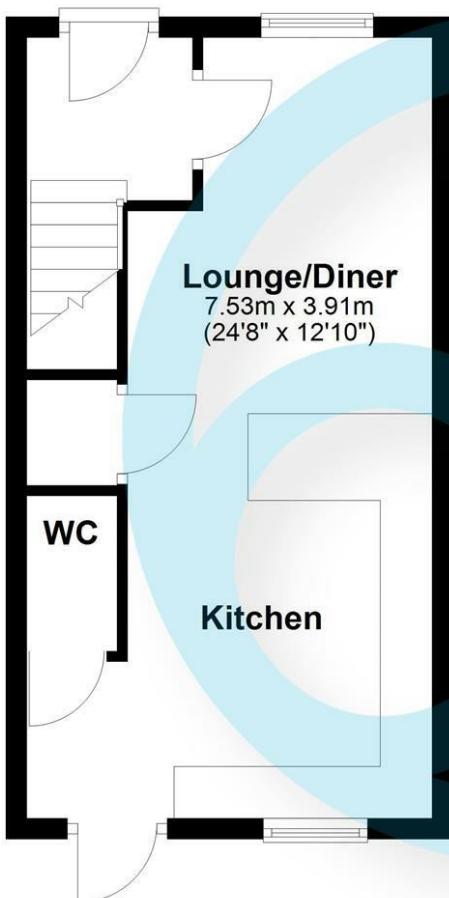
## EPC Rating:

**B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

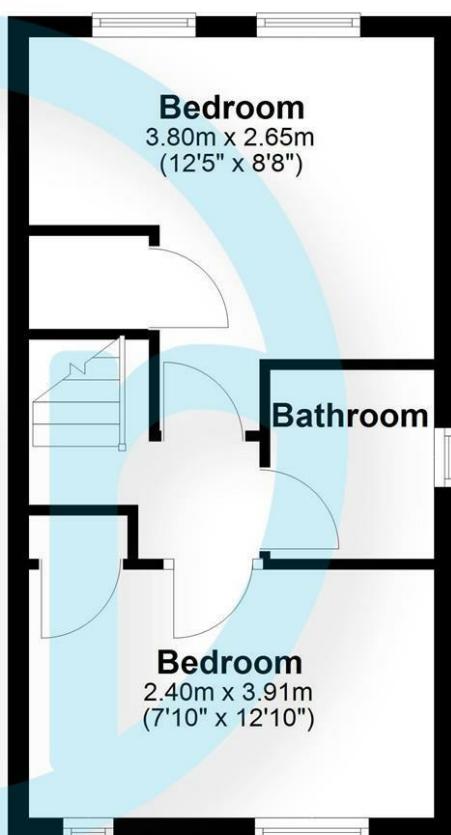
## Ground Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



## First Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



### Aspire Residential | Goring-by-Sea

28 Goring Road  
Goring-by-Sea

Worthing  
BN12 4AD

Telephone: 01903 259 961

Email: [info@aspireresidential.co.uk](mailto:info@aspireresidential.co.uk)



### Aspire Residential | Durrington / Salvington

5 Selden Parade  
Salvington Road  
Worthing  
BN13 2HL

Telephone: 01903 910 424

Email: [enquiries@aspireresidential.co.uk](mailto:enquiries@aspireresidential.co.uk)

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